

# AUTO BODY/REPAIR PROPERTY + BUSINESS

2160-2164 Route 112 | Medford, New York 11763

## FOR SALE



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY



2160-2164 Route 112 | Medford, New York 11763 | AUTO BODY + REPAIR

<b>Building # 1 (2160) Size:</b>	2,250 SF	<b>Lot Size:</b>	0.88 Acres
<b>Building # 2 (2164) Size:</b>	3,900 SF	<b>Parking:</b>	Ample
<b>Frontage:</b>	300 Feet	<b>Zoning:</b>	J2
<b># of Buildings:</b>	Two (2)	<b>Total Drive-in Bays:</b>	Seven (7)
<b>Annual Taxes:</b>	+- \$35,000.00	<b>Sale Price:</b>	Price on Request

For more information or to schedule a private tour, contact Michael Murphy. See pages 3-4 for Individual Building Highlights

## Property Overview

Incredible Turnkey Opportunity on Route 112 – Auto Body/Repair Property plus lucrative business for sale. An exceptional opportunity to acquire a two-building auto body and repair portfolio with a long-time established business in place. Strategically positioned along heavily traveled Route 112 in Medford. Situated on ±0.88 acres with over 300 feet of prime frontage, the property includes two well-maintained buildings—one ±2,250 SF and one ±3,900 SF—each featuring 12-foot ceilings, drive-in doors, ample on-site parking, and a professional spray booth. Fenced yard in rear offers secure storage for vehicles.

Surrounded by established local businesses and major automotive dealerships along the Route 112 commercial corridor, this location offers outstanding visibility and accessibility. Ideal for an end user seeking a turnkey operational site or an investor looking for a high-demand automotive asset in a thriving Suffolk County market.

## Property Highlights

- Business Revenue is \$2.5 Million with a Net Profit of \$600,000.00. Current Rent \$10K NNN.
- Prime Route 112 Frontage: ±0.88 acres with over 300 feet of high-visibility frontage along one of Suffolk County's busiest commercial corridors.
- Two-Building Automotive Portfolio: Includes ±2,250 SF and ±3,900 SF buildings with 12' ceilings, drive-in doors, ample parking, and a professional spray booth.
- Surrounded by Major Auto Dealerships: Located within a dense automotive and service-oriented commercial strip, ideal for end users or investors seeking strong demand drivers.
- Turnkey Auto Repair/Body Use: Highly functional layout and existing infrastructure support immediate occupancy for automotive operations or value-add repositioning.

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# BUILDING ONE HIGHLIGHTS

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## Meticulously Maintained Repair Facility Featuring Significant Recent Mechanical Upgrades & Modern Equipment:

- New Shop Heating System and Oil Tank Installed (3 Months Ago)
- Office Equipped with a Newer Oil Burner (Installed 2 Years Ago)
- New Drainage Infrastructure Installed on the Property
- Three Drive-In Service Bays
- NYS Inspection Machine
- State-Of-The-Art Alignment and Calibration System
- Tire Machine and Balancer
- Additional Professional-Grade Automotive Service Equipment

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# BUILDING TWO HIGHLIGHTS

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## Fully Outfitted Auto Body & Collision Repair Operation With Robust Mechanical Systems & Specialized Equipment:

- New Oil Burner Installed Approximately 3 Years Ago  
Servicing Both Shop & Office
- Full Down-Draft Spray Booth
- Four Drive In Bays
- Six Dedicated Workspaces Each Equipped With Frame  
Machines, Welders & Plastic Welders, Pullers & Related  
Collision-Repair Tools, Comprehensive Finishing &  
Fabrication Equipment

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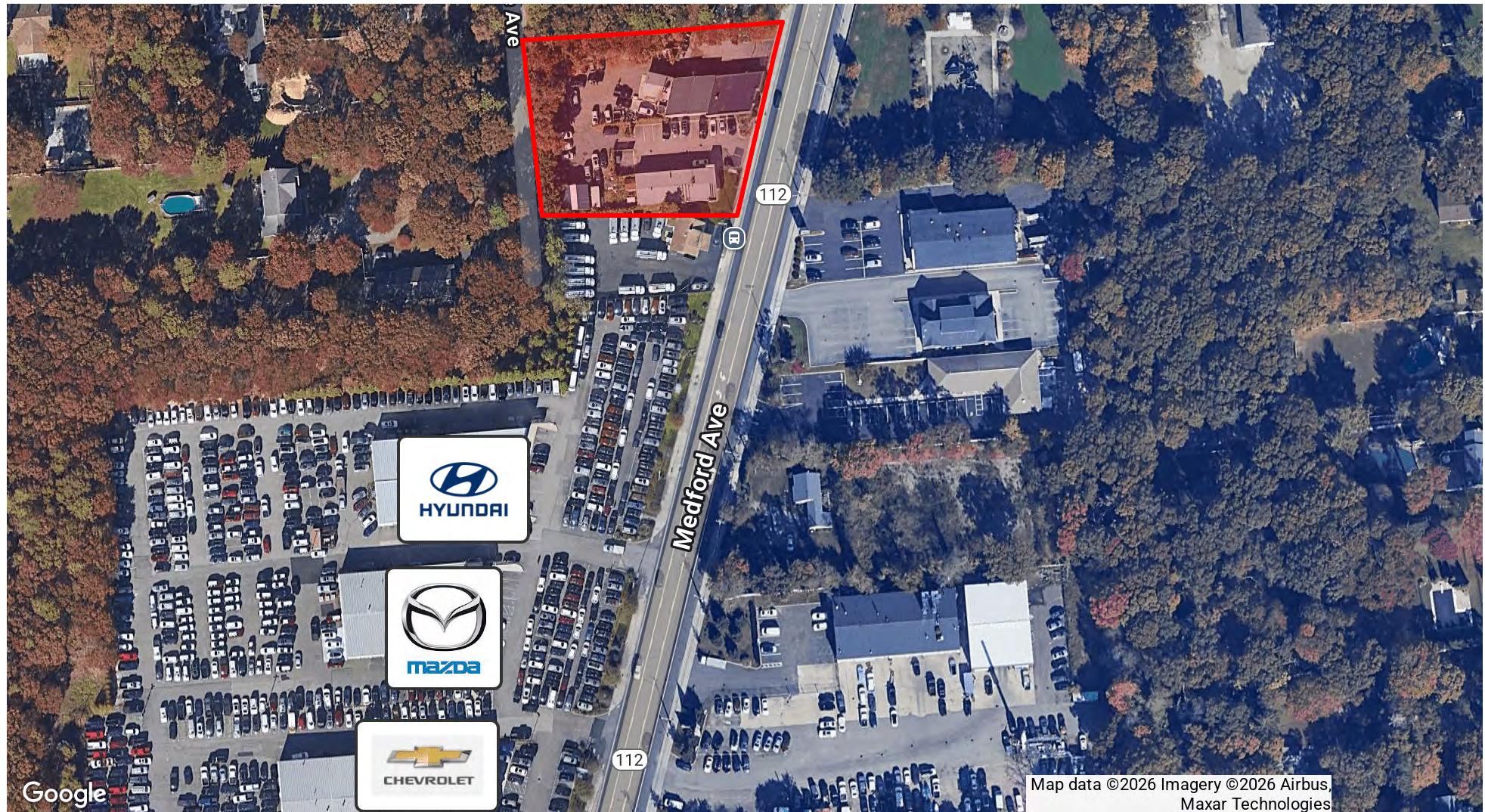
President | Commercial Division

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# AERIAL VIEW OF PROPERTY

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# AERIAL PHOTO

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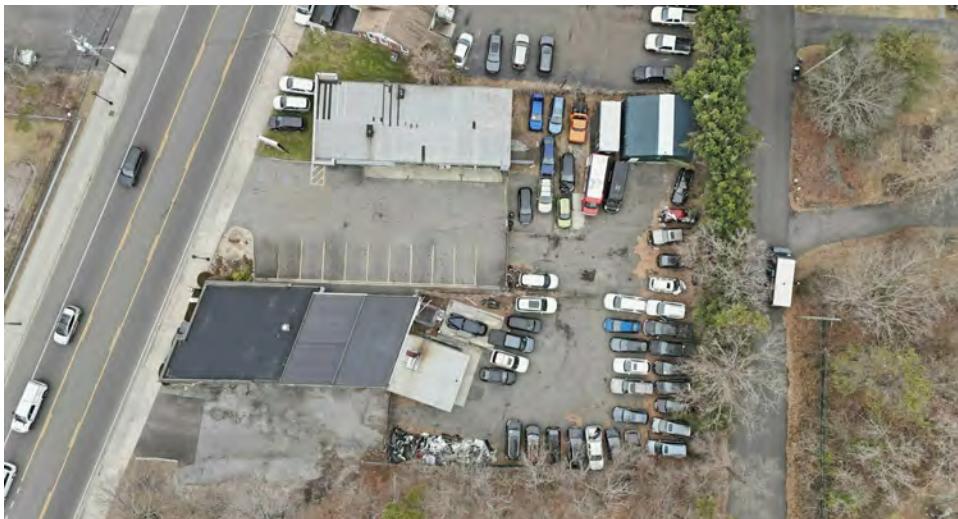
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# ADDITIONAL PHOTOS (AERIAL)

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# ADDITIONAL PHOTOS (#2160)

2160 Route 112 | Medford, New York 11763

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# ADDITIONAL PHOTOS (#2164)

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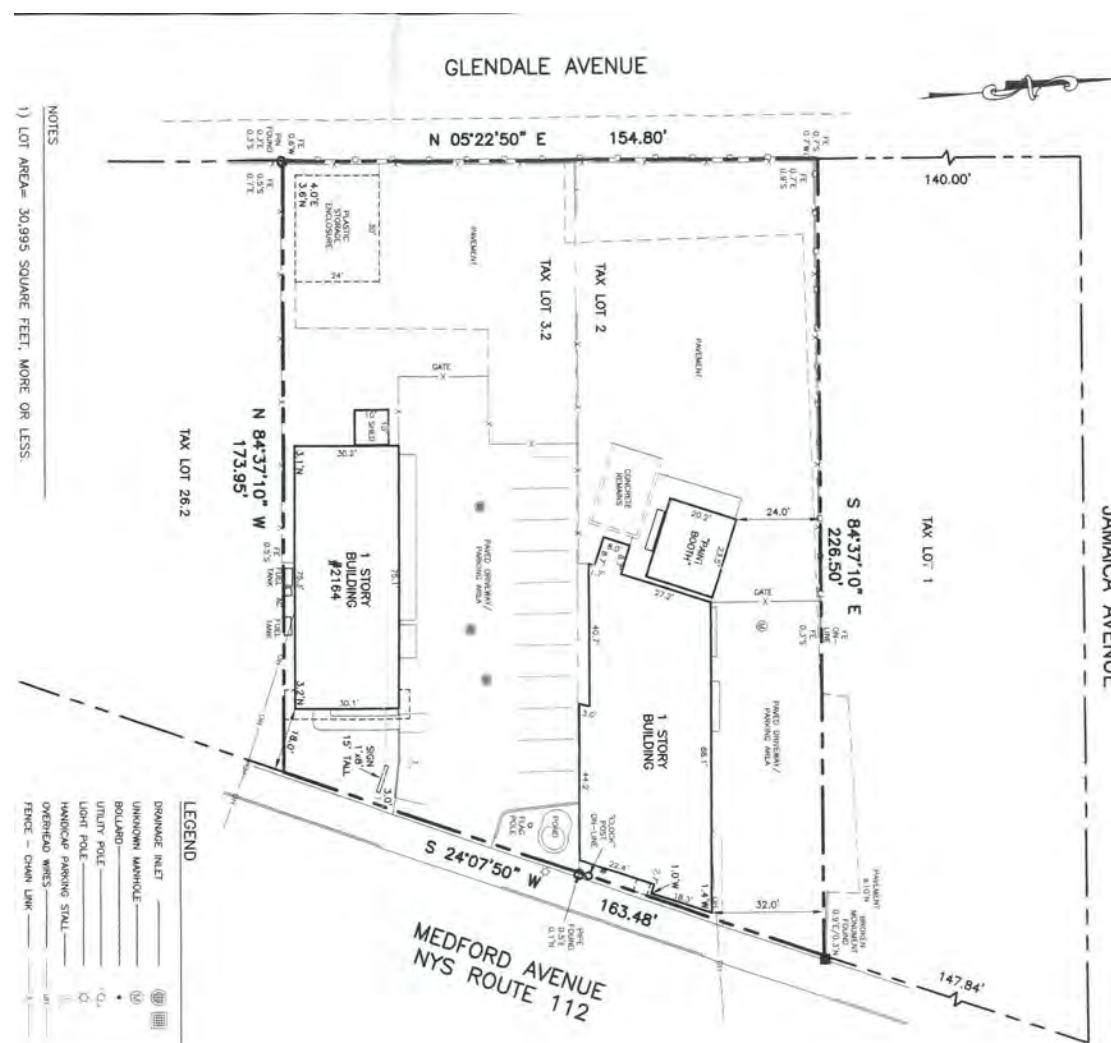
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# PROPERTY SURVEY

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# RETAILER MAP

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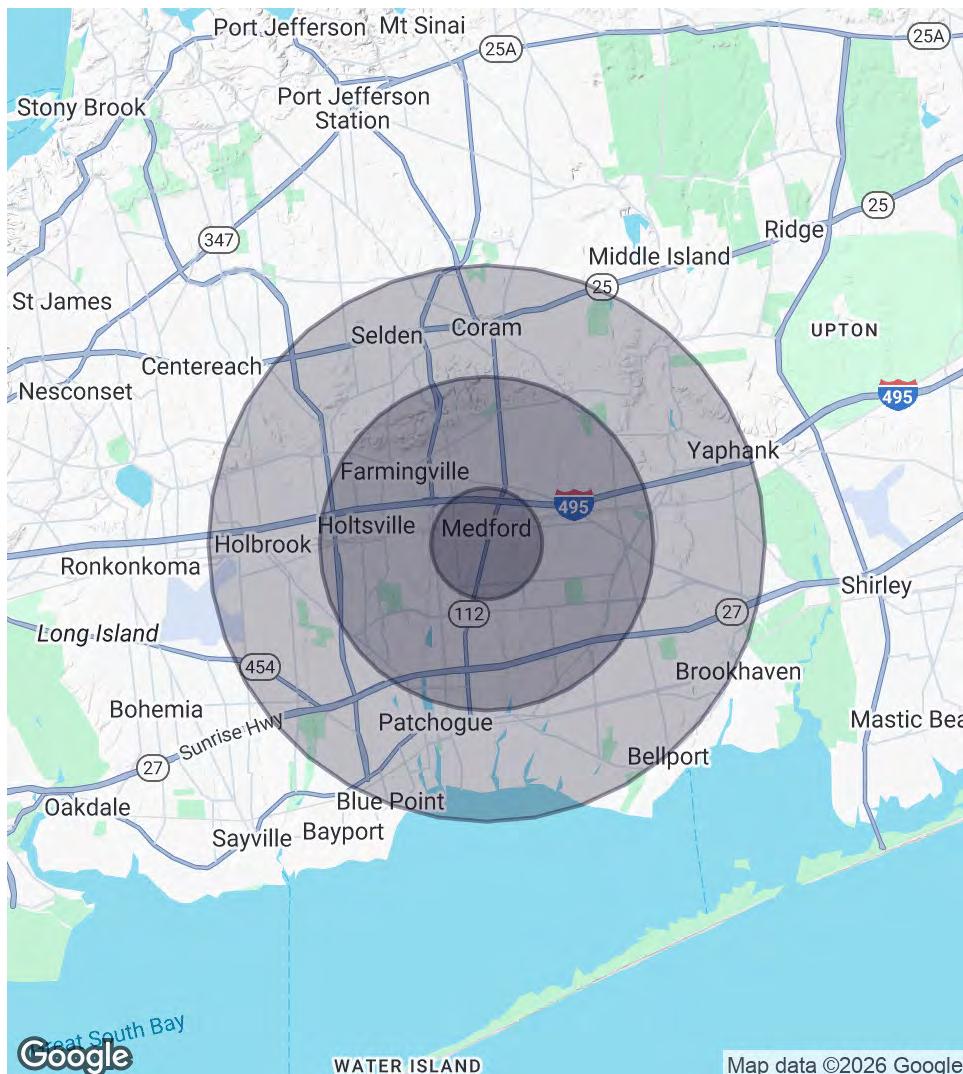
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

### Population

6,146

### Households

1,825

### Average HH Income

\$142,770

## 3 Miles Radius

### Population

72,677

### Households

25,175

### Average HH Income

\$147,226

## 5 Miles Radius

### Population

195,749

### Households

69,052

### Average HH Income

\$145,997

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## EXCLUSIVELY REPRESENTED BY:



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